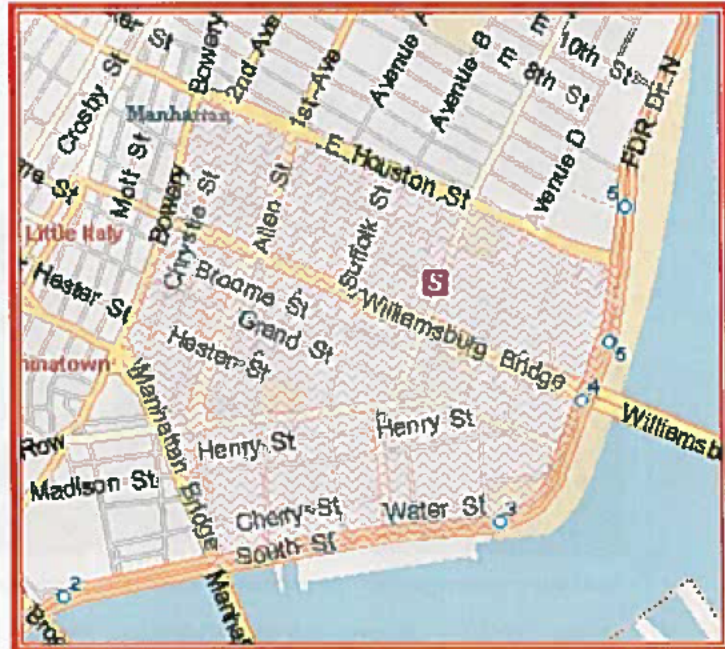


NEIGHBORHOOD ANALYSIS

The subject property is located on the southerly blockfront of Rivington Street, between Forsyth and Eldridge Streets, in the Lower East Side section of the borough of Manhattan, city, county and state of New York. The Lower East Side refers to the area of Manhattan south of East Houston Street, between the East River on the east and the Bowery on the west.



LAND USE

The Lower East Side is located within the borders of Manhattan Community District Number 3, as per the New York City Department of City Planning. Manhattan Community District Number 3 occupies an area of 1,126.9 acres and includes the Lower East Side, Chinatown, and Two Bridges.

During the early part of the 20th Century, the Lower East Side was home to one of the world's largest concentrations of people. Approximately 300,000 people per square mile were cramped into the tenements built specifically to house this mass of people. At the time, most were immigrants from Ireland and Germany, but the demographics evolved to eastern European Jews, Chinese, Puerto Ricans and others. The area is evolving once more, with additions of modern, new and newly-converted buildings to house the stream of new, English speaking immigrants from other parts of the United States. These new immigrants look to the Lower East Side for its "charm" and cultural heritage, finding the old tenants appealing.

Over the last 100 years, the Lower East Side/East Village neighborhood has been considered one of the strongest contributors to American arts and culture in New York.

Today, the area contains an array of boutiques, restaurants, stores, bars and clubs. In fact, new hotels were recently built in the area, including the Hotel on Rivington at Ludlow Street, the Thompson Lower East Side on Allen Street and the boutique Blue Moon Hotel on Orchard Street. Other hotels nearby include the Best Western Bowery Hanbee, at Grand Street, the Forsyth Hotel at Broome Street, the Hotel East Houston at Eldridge Street, among others.

TRANSPORTATION

The subject's location is convenient for both private and public transportation. Transportation linkages in the subject's immediate area include the FDR Drive and local roads. Access to Williamsburg Bridge is provided by Delancey Street. The most proximate subway station is located at the intersection of Delancey and Essex Streets for the "F", "M" and "Z" subway lines.

Bus transportation is available along all the major avenues traveling north and south. Cross-town buses run along E. Houston, Delancey and Grand Streets.

CONCLUSION

The Lower East Side has evolved from an area with a gritty collection of densely-packed tenements into a neighborhood with trendy boutiques, stores and hotels to complement the slowly disappearing remnants of the original stores and tenements. Some of the old pickle stores, knish stores and ethnic restaurants remain, but these are now patronized mostly for their nostalgia and old-time appeal.

MANHATTAN COMMUNITY DISTRICT 3

TOTAL POPULATION	1990	2000	2010
Number	161,617	164,407	163,277
% Change	—	1.7	-0.7

VITAL STATISTICS	2005	2010
Births: Number	2,251	1,807
Rate per 1000	13.7	11.1
Deaths: Number	1,205	1,143
Rate per 1000	7.3	7.0
Infant Mortality: Number	5	—
Rate per 1000	2.2	4.4

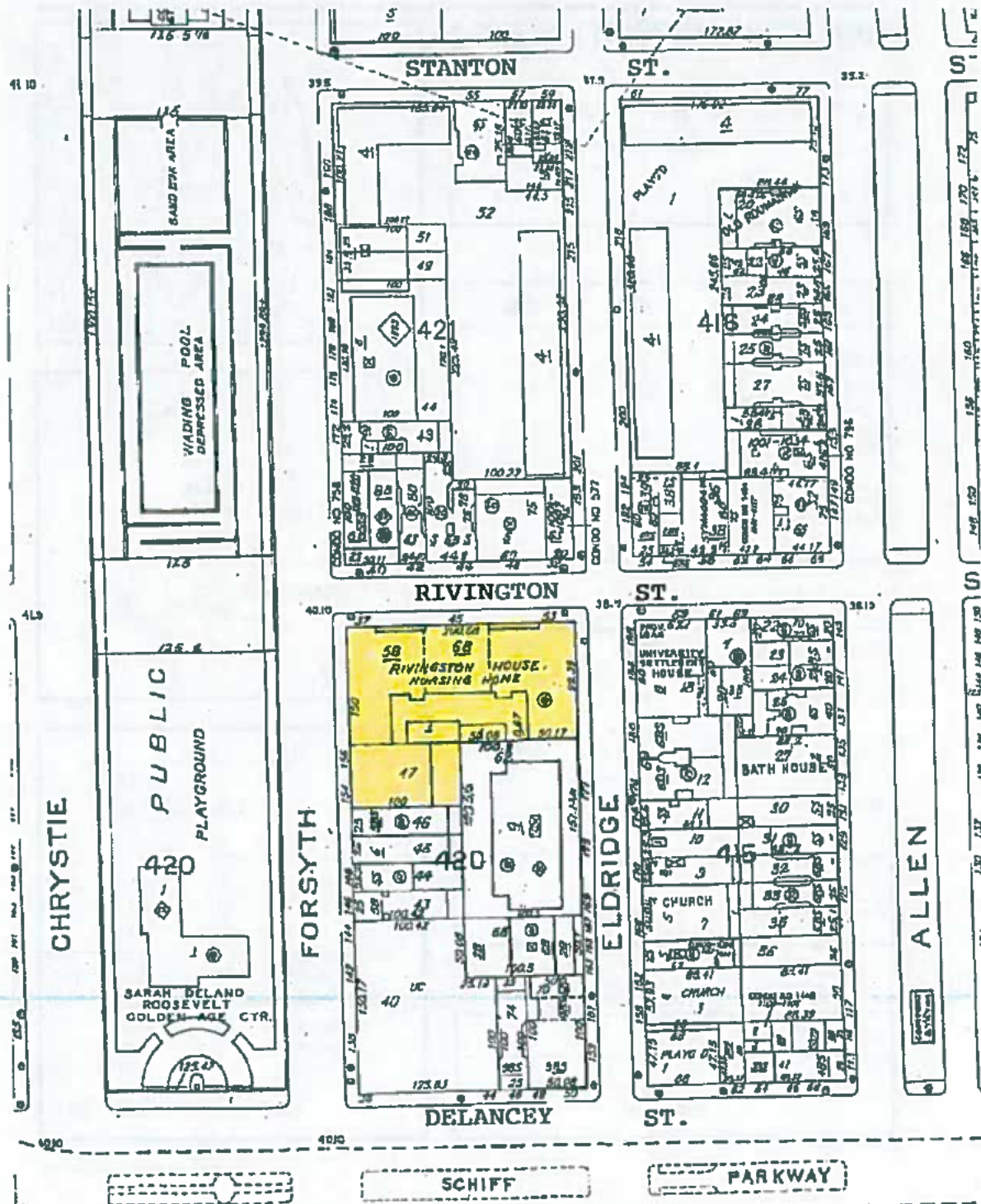
INCOME SUPPORT	2005	2012
Cash Assistance (TANF)	6,459	5,793
Supplemental Security Income	13,913	13,654
Medicaid Only	45,729	57,760
Total Persons Assisted	66,101	77,207
Percent of Population	40.2	47.3

TOTAL LAND AREA	
Acres:	1,077.1
Square Miles:	1.7



LAND USE, 2012			
	Lots	Lot Area	
		Sq. Ft. (000)	%
1-2 Family Residential	63	94.6	0.3
Multi-Family Residential	1,735	11,301.2	33.4
Mixed Resid. / Commercial	1,751	7,374.8	21.8
Commercial / Office	471	1,703.7	5.0
Industrial	144	528.8	1.6
Transportation / Utility	34	1,472.4	4.4
Institutions	292	3,651.0	10.8
Open Space / Recreation	71	5,368.9	15.9
Parking Facilities	65	326.6	1.0
Vacant Land	166	1,874.0	5.5
Miscellaneous	17	105.2	0.3
Total	4,309	33,801.3	100.0

New York City Department of City Planning

PLOT PLAN

DESCRIPTION OF PROPERTY

Site Analysis

Address: 45 Rivington Street
New York, New York

Block/Lot: 420/47

Location: The subject site is located in the Lower East Side area of the borough of Manhattan, on the full blockfront of the south side of Rivington Street, between Forsyth Street on the west and Eldridge Street on the east.

Plot Dimensions and Area:

The frontage on Rivington Street has a dimension of 200.08 feet; the property has 150 feet of frontage on the east side of Forsyth Street and 99.39 feet of frontage on the westerly side of Eldridge Street. The total plot area is 25,010 square feet, as per New York City records.

Site

Improvements: The property has concrete sidewalks on each of the three street fronts. A 40-foot wide curb cut exists at the one-story extension on Forsyth Street.

Utilities: All typical urban utilities are available via subterranean conduits, including Con Edison steam.

Topography: The site is flat, level, at grade.

General: The subject property consists of a five-story and partial six-story and basement, steel and masonry structure, built in 1900 as a public school and converted in 1995 into a 219-bed skilled nursing facility (SNF); i.e., a nursing home. The property is known as the Rivington House/The Nicholas A. Rango Health Care Facility. At the time of the conversion of the improvement into a SNF, the emphasis was on the care of AIDS patients, due to the absence of pharmaceutical treatments and the extremely high death rates. Today, with advances in medicines for the long-term treatment of those with the disease, the need for this type of SNF has virtually disappeared.

69.



View of Property, From Eldridge Street at Rivington Street



View of Main Entrance on Rivington Street

Construction: The improvement is built of red face brick, with a limestone banding between the first and second floors and between the fourth and fifth floors. Windows on the first and fourth floors are arched. Foundation is of poured concrete. Ceiling heights are typically 13 feet, with some variance. Floor to floor heights range from 14 feet on the first floor, 15 feet eight inches on the second, third and fourth floors, and 14 feet one inch on the fifth floor.

Entrances: The main entrance is at the center of the façade, slightly above street grade, on Rivington Street. Access to the three double wood doors is via five stone steps up from the sidewalk and also via a concrete ramp. A small vestibule leads into the lobby area. A modern steel and glass canopy covers the entrance door area. Additional service entrances are found on the Forsyth Street façade and at the southerly end of the Eldridge Street façade.

Lobby and First Floor: The lobby area has a terrazzo floor, painted plaster wall and ceiling, recessed spot lights in the ceiling. A security desk is stationed near the front entrance doors. Access is provided to the elevators at the rear (south end) of the first floor area and to various offices and rooms at the west and east sides of the first floor. Patient rooms, including a 17-bed nursing unit, area at the easterly end of the first floor. Administrative offices are located at the westerly end of the floor.

An outdoor garden area is provided at the south end, directly behind the first extension.

71.



View of Front Entrance Lobby



View of Corridor on First Floor

Second to
Sixth Floors:

Floors two through five are typical, each with a 56-bed floor plan (see floor plans in *Addenda*). Floors have six one-bed rooms and 25 two-bed rooms. All rooms have baths with showers.

Patient rooms are at the perimeter areas of each floor. Typical two-bedrooms have areas of 210 to 220 square feet each. Typical one-bedrooms have 150 square feet each.

Interior areas of each floor have a nurses' station at each end, various conference rooms, offices, staff lounges, exam rooms, linen rooms, storage, etc.

Sixth Floor:

The sixth floor contains a large dining area, physical therapy room several offices and a lounge.

Windows:

All windows have been replaced with metal, double hung units.

Roof:

The roof is mostly ruberoid, covered by rock aggregate. Portions of the fifth floor roof have concrete slabs, to accommodate outdoor tables during mild weather.

The sixth floor has a skylight to provide for a 15-foot high, peaked ceiling.

Hallways:

Vinyl tiled floors, painted plaster walls and ceiling

Basement:

This area contains the employee cafeteria, large central kitchen area, locker rooms, laundry, emergency generator, mechanical equipment rooms, maintenance shops, pharmacy, medical records, storage, chillers and a Con Edison steam room (for reduction from high pressure Con Edison system to usable pressure).

73.



View of Typical Elevator Hall



View of Typical Nurses' Station